171.0	0005	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,485,100 / 1,485,100
					USE VALUE:	1,485,100 / 1,485,100
					ASSESSED:	1,485,100 / 1,485,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIM SUYEON
Owner 2:	
Owner 3:	
Street 1:	74 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALOISE PATRICIA/ TRUSTEE -
Owner 2:	74 WOLLASTON AVE REALY TRUST -
Street 1:	74 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .268 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Clapboard Exterior and 4102 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11660.000	924,800	21,400	538,900	1,485,100
Total Card	0.268	924,800	21,400	538,900	1,485,100
Total Parcel	0.268	924,800	21,400	538,900	1,485,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.05 /Parcel: 362.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113576
GIS Ref:
GIS Ref:
Insp Date: 08/04/18

!13271!

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	924,800	21400	11,660.	538,900	1,485,100		Year end	12/23/2021
2021	104	FV	881,200	21400	11,660.	538,900	1,441,500		Year End Roll	12/10/2020
2020	104	FV	880,300	21400	11,660.	538,900	1,440,600	1,440,600	Year End Roll	12/18/2019
2019	104	FV	634,400	21700	11,660.	538,900	1,195,000	1,195,000	Year End Roll	1/3/2019
2018	104	FV	634,400	21700	11,660.	477,300	1,133,400	1,133,400	Year End Roll	12/20/2017
2017	104	FV	595,500	21700	11,660.	400,300	1,017,500	1,017,500	Year End Roll	1/3/2017
2016	104	FV	595,500	21700	11,660.	400,300	1,017,500	1,017,500	Year End	1/4/2016
2015	104	FV	490,000	22000	11,660.	346,400	858,400	858,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:36:46

LAST REV

Date	Time
10/31/19	11:29:56
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13271

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALOISE PATRICIA	70515-256		1/16/2018		1,487,500	No	No		
ALOISE STEPHEN	50098-500		9/14/2007	Family	10	No	No		Stephen R Aloise dod 6/17/2011
ALOISE STEPHEN	50019-268		8/29/2007	Family	10	No	No		
ALOISE STEPHEN	46143-91		9/23/2005	Family	10	No	No		
	13346-404		12/2/1977		64,900	No	No		N

USER DEFINED

Prior Id # 1:	113576
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1200	Heat App	250					
3/16/2018	281	Inter Fi	170,000	O				
2/15/2005	159	Manual	15,000	C		G6	GR FY06	renovate existing
9/29/1998	686	Dormers	20,000	C				ADD 4 DORMERS
9/17/1997	593	Addition	68,000	C				ADD BATH-REMODEL
3/27/1995	138	Manual	5,300	C				REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2019	Permit Visit	DGM	D Mann
8/4/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Entry Denied	372	PATRIOT
10/13/2005	Permit Visit	BR	B Rossignol
12/23/1999	Mailer Sent		
12/20/1999	Measured	243	PATRIOT
12/15/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11660		Sq. Ft.	Site		0	70.	0.66	8									538,863						538,900	

Total AC/HA:	0.26768	Total SF/SM:	11660	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	538,863	Spl Credit		Total:	538,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.92497706
Const Adj.:	1.03939605
Adj $ / SQ:	163.441
Other Features:	153000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	969381
Depreciation:	44592
Depreciated Total:	924789

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 5 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

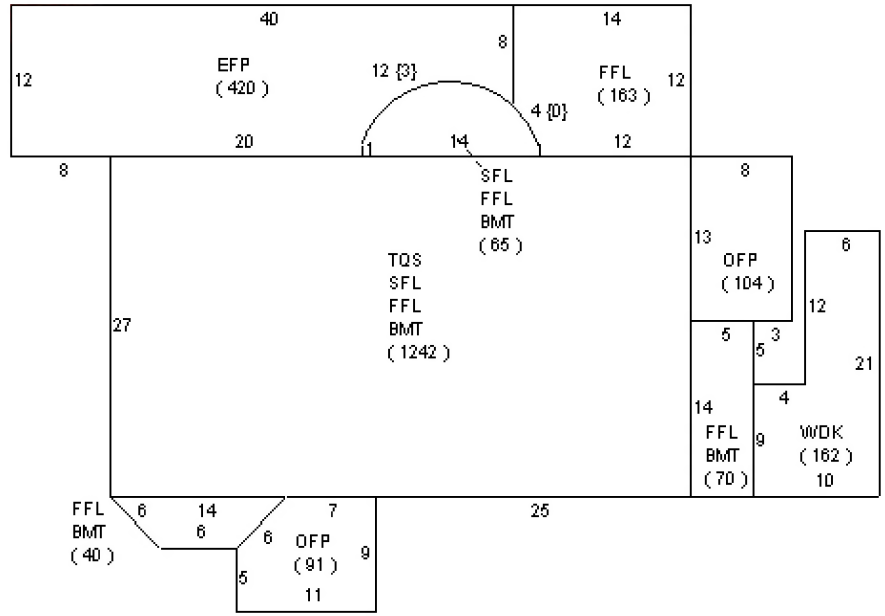
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	179.79
Special Features:	0	Val/Su Net:	153.80
Final Total:	924800	Val/Su SzAd	242.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,580	163.440	258,237
BMT	Basement	1,417	58.100	82,332
SFL	Second Floor	1,307	163.440	213,617
TQS	3/4 Story	932	163.440	152,245
EFP	Enclos Porch	420	35.040	14,715
OFP	Open Porch	195	25.940	5,059
WDK	Deck	162	12.650	2,050
	Net Sketched Area:	6,013	Total:	728,255
Size Ad	3818.5	Gross Area	6323	FinArea 4102

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	20	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X22	G	AV	1970	4.14	T	39.2	104			900			900
4	Garage W/Lof	D	Y	1	25X35	G	EX	2005	24.55	T	4.5	104			20,500			20,500

More: N | Total Yard Items: 21,400 | Total Special Featues: | Total: 21,400